008.A	0001	0003.0	1 of 1	Condominium
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	212,700	/	212,700
USE VALUE:	212,700	/	212,700
ASSESSED:	212,700	/	212,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		BELKNAP ST, ARLINGTON

OWNERSHIP

Unit #: 3

Owner 1:	CUNNINGHAM NANCY ETAL/ TRS
Owner 2:	NANCY CUNNINGHAM TRUST
Owner 3:	
Street 1:	6435 DOWLING DR
Street 2:	
Twn/City:	LA JOLLA
St/Prov:	CA Cntry: Own Occ: N
Postal:	92037 Type:

PREVIOUS OWNER

Owner 1:	CUNNINGHAM NANCY -
Owner 2:	-
Street 1:	6435 DOWLING DR
Twn/City:	LA JOLLA
St/Prov:	CA Cntry:
Postal:	92037

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1971, having primarily Brick Exterior and 360 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	212,000	700		212,700
Total Card	0.000	212,000	700		212,700
Total Parcel	0.000	212,000	700		212,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 590.83 | /Parcel: 590.8

Legal Description

User Acct	271224
GIS Ref	
GIS Ref	
Insp Date	07/19/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 008.A-0001-0003.0

!15159!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	196,700	700	.		197,400	197,400	Year End Roll	12/18/2019
2019	102	FV	177,100	700	.		177,800	177,800	Year End Roll	1/3/2019
2018	102	FV	147,200	700	.		147,900	147,900	Year End Roll	12/20/2017
2017	102	FV	137,200	700	.		137,900	137,900	Year End Roll	1/3/2017
2016	102	FV	137,200	700	.		137,900	137,900	Year End	1/4/2016
2015	102	FV	129,500	700	.		130,200	130,200	Year End Roll	12/11/2014
2014	102	FV	118,500	700	.		119,200	119,200	Year End Roll	12/16/2013
2013	102	FV	118,500	700	.		119,200	119,200		12/13/2012

PRINT

Date	Time
12/11/20	04:54:38

LAST REV

Date	Time
01/16/20	11:37:32

mmcmakin

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 15159

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUNNINGHAM NANC	73791-136	2	12/9/2019	Convenience	1	No	No		
CHHAJLANI VIJAY	70992-311	2	5/10/2018		210,000	No	No		
CACCIOLA EDWARD	61834-194		5/20/2013		149,500	No	No		
CACCIOLA EDWARD	46137-355		9/23/2005	Family		No	No		M DEED

USER DEFINED

Prior Id # 1:	6987
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/2/2019	SQ Returned	JO	Jenny O
7/19/2018	Measured	DGM	D Mann
3/3/2006	External Ins	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7715													G7	1.		

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	Condo	Prime NB Desc:	CONDO	Total:		Spl Credit		Total:

EXTERIOR INFORMATION

Type:	7 - Condo Garden
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	6 - Slab
Frame:	3 - Concrete
Prime Wall:	7 - Brick
Sec Wall:	%
Roof Struct:	4 - Flat
Roof Cover:	4 - Tar & Gravel
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1971	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G7	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	14 - Asphalt Tile	25	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	12.500000000
Name:	

DEPRECIATION

Phys Cond:	AV - Average	28.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	28.8	%

CALC SUMMARY

Basic $ / SQ:	320.00
Size Adj.:	2.16666651
Const Adj.:	0.96418488
Adj $ / SQ:	668.501
Other Features:	30000
Grade Factor:	1.00
NBHD Inf:	1.10000002
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	297727
Depreciation:	85745
Depreciated Total:	211981

COMMENTS

ALL UNITS ARE STUFDIOS W/FULL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 3		BRs: 1		Baths: 1				HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	3	1	2
Totals			
1	3	1	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	735.35
Special Features:	0	Val/Su Net:	588.89
Final Total:	212000	Val/Su SzAd	588.89

SKETCH

UnSketched SubAreas:
GLA: 360,

Sum Area By Label :

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	360	668.500	240,661

Net Sketched Area:	360			Total:	240,661
Size Ad	360	Gross Are	360	FinArea	360

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

PARCEL ID

008.A-0001-0003.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	225	A	AV	1985	4.00	T	27.2	102			700			700

More:	N	Total Yard Items:	700	Total Special Featues:	Total: 700